

CHAPTER 4: OVERLAY DISTRICTS

ARTICLE 1. OVERVIEW

4.1.1. Definition and Purpose

An overlay district is a zone that is placed on the Official Zoning Map “over” the existing zoning districts as detailed within Chapter 3. An overlay designation is not a separate district classification. It is attached to an existing district designation and identifies an area subject to supplemental regulations. Lands affected by an overlay zone are subject to the regulations of the underlying zoning district, as well as the rules of the overlay zone. The overlay may modify or eliminate regulations of the underlying zone, or it may introduce additional regulations for the overlay district. Land included within an overlay district shares characteristics which qualify it for special consideration and which distinguish it from adjacent land not included in the overlay district.

4.1.2. Overlay Districts

The following table lists the overlay district included in this Ordinance:

DISTRICT DISTRICT NAME	
Overlay Districts	
-AIR	Airport Overlay District
-HIS	Historic Overlay District
CO-GW	Corridor Overlay District – City of Greenwood Main Street
O-MV	Mill Village Overlay District
O-UP	Uptown Greenwood Overlay District
O-GV	Old Greenwood Village Historic Overlay District
O-GNR	National Register of Historic Places Overlay District

4.1.3. Conflicts

In the event that a conflict exists between the underlying zoning district regulations and the overlay district regulations, the more restrictive regulations shall apply.

4.1.4. Nonconformities

Unless otherwise addressed in this Chapter, nonconforming uses shall adhere to the provisions of *Chapter 10 – Nonconformities*.

ARTICLE 2. AIR – AIRPORT OVERLAY DISTRICT**4.2.1. Purpose**

The regulations set forth in this section are designed to protect, promote, and improve the public safety and general welfare by preventing the location of structures or natural growth which would constitute hazards or obstructions to aircraft operating in the vicinity of the Greenwood County Airport. Through these regulations, a general compatibility between use of property within the airport and in the vicinity thereof can effectively be brought about.

4.2.2. Zones

In order to carry out the provisions of Article 2 of this ordinance, there are hereby created and established certain zones which include all of the land lying within the instrument approach zones, non-instrument approach zones, transition zones, horizontal zones, and conical zones. Such areas and zones are shown on Greenwood County Airport Zoning Map consisting of one sheet and dated November 1973, which is attach to this ordinance and made a part hereof. The various zones are hereby established and defined as follows:

- A. Instrument Approach Zone – An instrument approach zone is established at each end of the instrument runway for instrument landings and takeoffs. The instrument approach zones shall have a width of 1,000 feet at a distance of 200 feet beyond each end of the runway, widening thereafter uniformly to a width of 16,000 feet at a distance of 50,200 feet beyond each end of the runway, its centerline being the continuation of the centerline of the runway.
- B. Non-instrument Approach Zone – A non-instrument approach zone is established at each end of all non-instrument runways for non-instrument landings and takeoffs. The non-instrument approach zone shall have a width of 400 feet at a distance of 200 feet beyond each end of the runway, widening thereafter uniformly to a width of 2,400 feet at a distance of 10,200 feet beyond each end of the runway, its centerline being the continuation of the centerline of the runway.
- C. Transition Zones – Transition zones are hereby established adjacent to each instrument and non-instrument runway and approach zone as indicated on the zoning map. Transition zones symmetrically located on either side of runways have variable widths as shown on the zoning map. Transition zones extend outward from a line 200 feet on either side of the centerline of the non-instrument runway, for the length of such runways plus 200 feet on each end; and 500 feet on either side of the centerline of the instrument runway, for the length of such runway plus 200 feet on each end, and are parallel and level with such runway centerlines. The transition zones along such runways slope upward and outward one (1) foot vertically for each seven (7) feet horizontally to the point where they intersect the surface of the horizontal zone. Further, transition zones are established adjacent to both instrument and non-instrument approach zones for the entire length of the approach zones. These transition zones have variable widths, as shown on the zoning map. Such transition zones flare symmetrically with either side of the runway approach zones from the base of such zones and slope upward and outward at the rate of one (1) foot vertically for each seven (7) feet horizontally to the points where they intersect the surfaces of the horizontal and conical zones. Additionally, transition zones are established adjacent to the instrument approach zone where it projects through and

beyond the limits of the conical zone extending a distance of 5,000 feet measured horizontally from the edge of the instrument approach zones at right angles to the continuation of the centerline of the runway.

- D. Horizontal Zone – A horizontal zone is hereby established as the area within an oval of its foci at the Airport Reference Points and having radii of 10,000 feet. The Airport Reference Points are located 1,000 feet beyond the end of Runway 27 and 200 feet beyond the end of Runway 9, respectively along the runway centerlines, as existing on January 1, 2000. The horizontal zone does not include the instrument and non-instrument approach zones and the transition zones. This zone is shown on the Approach and Profile Plan prepared for Greenwood County Airport by Wilbur Smith and Associates, dated 1/89, Project No. 245490, Sheet 2 of 5.
- E. Conical Zone – A conical zone is hereby established as the area that commences at the periphery of the horizontal zone and extends outward therefrom a distance of 5,000 feet. The conical zone does not include the instrument approach zones and transition zones. The 5,000 feet limit identified herein is 1,000 feet greater than that shown on the Approach and Profile Plan. This zone is shown on the Approach and Profile Plan prepared for Greenwood County Airport by Wilbur Smith and Associates, dated 1/89, Project No. 245490, Sheet 2 of 5.

4.2.3. Height Limitations

Except as otherwise provided in this ordinance, no structure or trees shall be erected, altered, allowed to grow, or maintained in any zone created by Article 2 of this ordinance to a height in excess of the height limit herein established for such zone. Such height limitations are hereby established for each of the zones in question as follows:

- A. Instrument Approach Zone – One (1) foot in height for each 50 feet in horizontal distance beginning at a point 200 feet from and at the centerline elevation of the end of the instrument runway and extending to a distance of 10,200 feet from the end of the runway. Thence one (1) foot in height for each 40 feet in horizontal distance to a point 50,200 feet from the end of the runway;
- B. Non-instrument Approach Zones – One (1) foot in height for each 40 feet in horizontal distance beginning at a point 200 feet from and at the centerline elevation of the end of the non-instrument runway and extending to a point 10,200 feet from the end of the runway;
- C. Transition Zones – One (1) foot in height for each seven (7) feet in horizontal distance beginning at any point 200 feet normal to and at the elevation of the centerline of non-instrument runways, extending 200 feet beyond each end thereof, and 500 feet normal to and at the elevation of the centerline of the instrument runway, extending 200 feet beyond each end thereof, extending to a height of 150 feet above the airport elevation, which is 631 feet above mean sea level. In addition to the foregoing, there are established height limits of one (1) foot vertical height for each seven (7) feet horizontal distance measured from the edges of all approach zoned for the entire length of the approach zones and extending upward and outward to the points where they intersect the horizontal or conical surfaces. Further, where the instrument approach zone projects through and beyond the conical zones, a height limit of one (1) foot for each seven (7) feet of horizontal distance shall be

- maintained beginning at the edge of the instrument approach zone and extending a distance of 5,000 feet from the edge of the instrument approach zone measured normal to the centerline of the runway extended;
- D. Horizontal Zone – 150 feet above the airport elevation of a height of 781 feet above mean sea level;
 - E. Conical Zone – One (1) foot in height for each 20 feet of horizontal distance beginning at the periphery of the horizontal zone, extending to a height of 250 feet above the airport elevation; and
 - F. Excepted Height Limitations – Nothing in this ordinance shall be construed as prohibiting the growth, construction, or maintenance of any tree or structure to a height up to 50 feet above the surface of the land.

Where an area is covered by more than one (1) height limitation, the more restrictive limitations shall prevail.

4.2.4. Use Regulations

Notwithstanding any other provisions of this ordinance, no use may be made of land within any zone established by Article 2 in such a manner as to create electrical interference with radio communication between the airport and aircraft, make it difficult for flyers to distinguish between airport lights and others, result in glare in the eyes of flyers using the airport, impair visibility in the vicinity of the airport or otherwise endanger the landing, taking off, or maneuvering of aircraft.

ARTICLE 3. HIS – HISTORIC OVERLAY DISTRICT**4.3.1. Purpose**

The Historic Overlay District (HIS) is designed to:

- A. Identify and protect the historic character which represents the governing body's cultural, social, economic, political, and architectural significance;
- B. Encourage preservation, restoration, and rehabilitation of structures, neighborhoods, and districts, thus preventing future urban blight;
- C. Foster civic pride and education about the beauty and significance of local history;
- D. Conserve and improve the value of properties designated as landmarks or that reside within districts designated as locally and historically significant; and
- E. Encourage harmonious and efficient growth and development throughout Greenwood County.

By encouraging a general harmony of style, form, proportion, and material between structures of historic design and those of contemporary design, historic structures and historic districts will continue to have a distinctive and unique appearance and will serve as visible reminders of the historical and cultural heritage of the municipality, county, and the State of South Carolina.

4.3.2. Definitions Specific to this Article

ALTERARTION: Any act or process that changes one or more of the exterior architectural features of a structure, including but not limited to, the erection, construction, reconstruction, or removal of any structure.

CERTIFICATE OF APPROPRIATENESS: Document issued by the Board of Architectural Review (BAR) following a prescribed review procedure, certifying that the proposed actions by an applicant are found acceptable in terms of design criteria relating to the individual property or the historic district in which the property resides.

CERTIFICATE OF ECONOMIC HARDSHIP: A certificate issued by the Board of Architectural Review authorizing an alteration, construction, removal, or demolition, based on the ability to meet one (1) or more of the criteria for substantial hardship, even if a Certificate of Appropriateness has previously been denied.

CONSTRUCTION: The act of adding an addition to an existing structure or the erection of a new principal or accessory structure on a lot or property.

DEMOLITION: Any act or process that destroys, in part or in whole, a landmark or a structure within an historic district.

DEMOLITION BY NEGLECT: The partial or full removal of a structure due to the lack of sound structural condition caused by the absence of routine maintenance and repair.

EXTERNAL ARCHITECTURAL APPEARANCE: The architectural character and general composition of the exterior of a structure, including, but not limited to, the kind, color, and texture of the building material and the type, design, and character of all windows, doors, light fixtures, signs, and appurtenant elements.

HISTORIC OVERLAY DISTRICT: Area designated as an historic overlay district by ordinance of the City/County Councils and which may contain within definable geographic boundaries one or more landmarks and which may have within its boundaries other properties or structures that, while not of historic and/or architectural significance to be designated individually as landmarks, nevertheless contribute to the overall visual characteristics of the landmark or landmarks located within the historic district.

HISTORIC PROPERTY: Any place, building, structure, work of art, fixture, or similar object that has been individually designated by City/County Councils or designated as a contributing property within an historic district or zone.

LANDMARK: A property or structure designated as a landmark by ordinance of the City/County Councils, pursuant to procedures described herein, that is worthy of rehabilitation, restoration, and preservation because of its local historic and/or architectural significance.

REHABILITATION: To restore a structure or property to good condition, including but not limited to, sound structural condition.

RELOCATION: Any movement of a structure within its site or to another site.

REPAIR: Any change that is not construction, relocation, or alteration, and made with in-kind materials and methods.

STRUCTURE: Anything constructed or erected, the use of which requires location on the ground, or attachment to something having location on the ground, including but not limited to the following: buildings, manufactured and mobile homes, fences, walls, gazebos, screen enclosures, gates, advertising signs, billboards, backstops and recreational fixtures, radio and television antennas, including support towers, cellular towers, fountains, and swimming pools.

SUBSTANTIAL HARDSHIP: Hardship, caused by unusual and compelling circumstances, based on one or more of the following:

- A. The property cannot reasonably be maintained in the manner dictated by the ordinance;
- B. There are no other reasonable means of saving the property from deterioration, or collapse; or
- C. The property is owned by a non-profit organization and it is not feasible financially or physically to achieve the charitable purposes of the organization while maintaining the property appropriately.

4.3.3. Board of Architectural Review

The role of the Board of Architectural Review is to implement the provisions of the Historic Overlay District regulations included in this Article. The composition, terms and other

organizational requirements of the Board are provided in *Chapter 11, Article 9* and the administrative procedures provided in *Chapter 12* of this ordinance.

4.3.4. Historic Property Inventory and Map

The Board shall keep and maintain a local inventory of buildings, structures, objects, and sites more than 50 years of age, as they are amended to the Historic Overlay Zone.

In order to identify structures and sites within the Historic Overlay Zone, an Historic Overlay Zoning Map shall be adopted as part of the Greenwood City/County Zoning Map, and shall be updated as properties are amended to the Zoning Ordinance.

4.3.5. Designation of Historic Properties

Buildings, structures, objects or sites proposed to be included in an Historic Overlay District must first be designated by the Board of Architectural Review as historically significant, based upon the following criteria:

- A. The structure is of a documented age of 50 years of age or older;
- B. The property or any structure on a property has significant inherent character, interest, or value as part of the development or heritage of Greenwood County, the State of South Carolina, or the United States of America;
- C. The property or any principal structure on a property is the site of a significant event in history;
- D. The property or any principle structure on a property is associated with a person or persons who contributed significantly to the culture and development of Greenwood County, the State of South Carolina, or the United States of America;
- E. The property or any structure on a property exemplifies the cultural, political, economic, social, ethnic, or historical heritage of Greenwood County, the State of South Carolina, or the United States of America;
- F. The property or any structure on a property contains elements of design, detail, materials, or craftsmanship that represents a significant innovation or the work of a designer who has significantly influenced the visual or architectural development of the community;
- G. The property or any structure on a property is part of a related to a distinctive element of community planning;
- H. The property or any structure on a property represents an established and familiar visual feature of the neighborhood; or,
- I. The property or any structure on a property individually, or as part of a collection of resources, embodies distinguishing characteristics of a style, type, period, or unique quality in architecture, engineering, landscape architecture, or artistry.

After the designation of buildings, structures, objects or sites as historically significant, the Board shall recommend to the Greenwood City/County Planning Commission and the City Council that an amendment be made to the Ordinance either establishing or modifying the existing Historic Overlay District.

4.3.6. Process for Establishment or Modification of an Historic Overlay District

To establish or modify an existing Historic Overlay District, the following steps shall be completed:

- A. The property owner or his/her agent shall make application to the Board of Architectural Review for Historic Overlay designation;
- B. The Board considers designation of proposed buildings, structures, objects, or sites as historically significant;
- C. If the Board bestows historic designation on the buildings, structures, objects or sites, the Board shall recommend that the Zoning Ordinance be amended to either establish a new Historic Overlay District, or to modify an existing district to include the proposed buildings, structures, objects or sites;
- D. If amendment to the Zoning Ordinance is recommended, the Board shall develop proposed design criteria for the proposed new Historic Overlay District or modifications to design criteria in an existing district as appropriate;
- E. An application is made to amend the Ordinance by establishment or modification of an Historic Overlay District. Amendments for Historic Overlay Districts follow the procedures for zoning amendments as outlined in *Chapter 12, Article 3 – Zoning Amendments* of this ordinance;
- F. The Planning Commission reviews the proposed amendment and makes a recommendation to City Council;
- G. The City Council conducts a public hearing on the proposed amendment; and,
- H. The City Council has final reading on the proposed amendment. If adopted, the Zoning Ordinance and the Official Zoning Maps are updated to reflect the amendment.

4.3.6.1. Owner Notification

Owners of properties proposed to be designated as historic shall be notified in writing at least 30 days prior to public hearing by the City Council. Owners may appear before the Council to speak in favor or against such a designation.

4.3.6.2. Identification of Zoning Map

The City Council and the Board of Architectural Review shall identify all locally designated properties and historic overlay districts on the Greenwood City/County Zoning Map upon approval.

4.3.7. Nominations to the National Register

The Board shall have first review and evaluation of all proposed nominations to the National Register of Historic Places for properties and districts within their jurisdiction, prior to review by the State Board of Review within the South Carolina Department of Archives and History.

The Board may send recommendations to the State Historic Preservation Office for consideration during the State's review. The Board shall not nominate any property directly to the National Register; only the State Board of Review shall have this authority.

4.3.8. Certificate of Appropriateness

A Certificate of Appropriateness is required before a building permit can be issued for the demolition, repair, alteration, relocation, and new construction of a designated historic property and/or district. The City of Greenwood shall consider any building permit not issued in conformance with this Ordinance void.

Application for a Certificate of Appropriateness shall be obtained from the Greenwood City/County Planning Department. The completed application shall be filed along with three (3) sets of all required plans with the Greenwood City/County Planning Department. Applications are reviewed and granted or denied by the Board at their regular meetings. Procedures for application and review for Certificates of Appropriateness are included in *Chapter 12, Article 2 – Zoning Review*. Appeal of the decisions or actions of the Zoning Official or his/her agent in the processing of applications for Certificates of Appropriateness are made to the Board of Architectural Review. Appeals of the actions of the Board of Architectural Review in granting or denying a Certificate of Appropriateness are made to the Circuit Court of Greenwood County. Procedures for appeal to administrative decisions made by staff in the granting of Certificates of Appropriateness are outlined in *Chapter 12, Article 5 – Administrative Appeals*.

4.3.9. Design Guidelines

4.3.9.1. Purpose

It is the intent of this Article to ensure, to the extent that is possible, that properties designated as historic shall be in harmony with the historical value and architectural character of the City of Greenwood. By the granting of a Certificate of Appropriateness, the Board shall consider the historical and architectural significance of the structure and property under review, its exterior form, and the appearance of any proposed changes or additions to the structure, as well as the impact of such changes upon the environment in which the structure is located and the structures within the vicinity of the structure.

4.3.9.2. The Secretary of the Interior's Standards for Rehabilitation

When considering an application for a Certificate of Appropriateness for new construction, alteration, repair, or restoration, the Board shall use the Secretary of the Interior's Standards for Rehabilitation as guidelines in making decisions. For the protection of historic districts and buildings, the Board may adopt standards that are more specific. These guidelines serve as the basis for determining the approval, approval with conditions, or denial of an application.

The Secretary of the Interior's Standards for Rehabilitation include:

- A. A property shall be used as it was historically to be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- B. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
- C. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings shall not be undertaken.
- D. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
- E. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- F. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
- G. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
- H. Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
- I. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment.
- J. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

4.3.9.3. Specific Design Guidelines for Historic Districts

(Reserved)

ARTICLE 4. CO-GW – CORRIDOR OVERLAY DISTRICT – CITY OF GWD MAIN STREET**4.4.1. Purpose**

The purpose of the City of Greenwood Main Street Corridor Overlay District (CO-GW) is to promote harmonious and attractive development within the Main Street Corridor of the City of Greenwood, and to discourage uses that detract from the visual character of the area and the greater community.

4.4.2. Corridor Area Designation

The City of Greenwood Main Street Corridor Overlay District includes that portion of U.S. Highway 25 beginning at the intersection of U.S. Highway 25 and Mount Moriah Road and running north to the intersection of U.S. Highway 25 and Calhoun Road/Northside Drive at a distance of 250 linear feet on either side from the centerline of U.S. Highway 25 Business.

The City of Greenwood Main Street Corridor Overlay District is delineated on the Official Zoning Maps for Greenwood County.

4.4.3. Underlying Zoning Regulations

The use and development of any land or structures within the designated City of Greenwood Main Street Corridor Overlay District shall comply with regulations applicable to the underlying zoning districts, as well as the requirements of this Article, if applicable. All regulations of the underlying zoning district as provided in this Ordinance shall apply except when modified, eliminated, superseded, or additional regulations added by the provisions of this Article.

4.4.4. Development Standards**4.4.4.1. Signs**

Off-site signs, off-premise signs, and political signs are prohibited within the City of Greenwood Main Street Corridor Overlay District. All other signs shall meet the requirements of *Chapter 6, Article 3 – Signs*.

ARTICLE 5. O-MV – MILL VILLAGE OVERLAY DISTRICT**4.5.1. Purpose**

The purpose of the Mill Village Overlay District (O-MV) is to promote harmonious and compatible development within mill village communities which complement the character and charm of these neighborhoods.

4.5.2. Area Designation

The Mill Village Overlay District is delineated on the Official Zoning Maps for Greenwood County.

4.5.3. Underlying Zoning Regulations

The use and development of any land or structures within the designated Mill Village Overlay District shall comply with regulations applicable to the underlying zoning districts, as well as the requirements of this Article, if applicable. All regulations of the underlying zoning district as provided in this Ordinance shall apply except when modified, eliminated, superseded, or additional regulations added by the provisions of this Article.

4.5.4. Development Standards**4.5.4.1. Accessory Uses**

Accessory uses are allowed as meeting the requirements of *Section 3.2.1.4.* with the exception that accessory structures may be located within the side and rear setback and located at least two (2) feet off of the side or rear property line.

ARTICLE 6. O-UP – UPTOWN GREENWOOD OVERLAY DISTRICT**4.6.1. Purpose**

The purpose of the Uptown Greenwood Overlay District (O-UP) is to promote harmonious and compatible development within the Uptown Greenwood Central Business District which complement the character and charm of this unique mixed use center.

4.6.2. Area Designation

The Uptown Greenwood Overlay District is delineated on the Official Zoning Maps for Greenwood County.

4.6.3. Underlying Zoning Regulations

The use and development on any land or structures within the designated Uptown Greenwood Overlay District shall comply with regulations applicable to the underlying zoning districts, as well as the requirements of this Article, if applicable. All regulations of the underlying zoning district as provided in this Ordinance shall apply except when modified, eliminated, superseded, or additional regulations added by the provisions of this Article.

4.6.4. Development Standards**4.6.4.1. Permitted Uses Not Allowed**

All permitted uses within the underlying zoning district shall be allowed as permitted uses except the following:

- Dry Cleaning/Laundry Establishment
- Funeral Home
- Laundromat
- Pawn Shop
- Taxi Business

4.6.4.2. Conditional Uses

All conditional uses within the underlying zoning district shall be allowed as permitted uses except the following:

- A. Appliance Service – No outdoor storage shall be allowed on the property.

4.6.4.3. Accessory Uses

- A. Exterior Storage Areas – All exterior storage areas shall be completely screened from view from all adjacent property lines or road rights-of-way.

4.6.4.4. Accessory Structures

- A. Accessory Buildings – No accessory buildings or portable structures/buildings shall be allowed.

- B. Fences and Walls – Fences and walls shall be constructed of a permanent material such as masonry, brick and wrought iron. Wood may be used if stained or painted in an earth-tone color. Chain link fencing shall not be allowed. Fences and wall may extend to the property line.
- C. Permanent Structures – All land uses must be housed in a permanent structure as defined by the International Building Code and subject to review and approval of the Architectural Review Board.
- D. Dumpsters – Dumpsters shall be provided by the City of Greenwood for the collection of waste within the district and are subject to the provisions of *Chapter 6, Article 9* of the City of Greenwood Zoning Ordinance.

4.6.4.5. Building Design Standards

The design of all buildings shall meet the standards as outlined:

District	Maximum			Minimum		Build-To Line	Setbacks	
	Density – Dwelling Units	Building Coverage	Building Height	Site Area	Lot Width	Front*	Side	Rear
-UP	15 per acre	95%	75 ft	4,500 sq ft	0 ft	0 ft	0 ft	0 ft

* - The Front of the lot shall be determined as facing the higher order street (i.e. Maxwell Avenue)

- A. Parking – No parking is required within the Uptown Greenwood Overlay District. Any parking provided shall meet the design standards of *Chapter 6, Article 1: Parking and Loading* and *Chapter 6, Article 2: Landscaping*.

4.6.4.6. Architectural Design Style

The Architectural Design Style for the O-UP is a design vernacular found between 1890 and 1920 (see appendix “A”). The style of architecture found during this period represents the style most common to buildings of the O-UP. This design vernacular allows for individuality while promoting the Purpose of the O-UP as defined in *Article 4.6.1*.

4.6.4.7. Exterior Façade – Wall Finish Materials

Acceptable visible exterior wall finish materials are:

- A. Brick – unpainted, stained and painted, appropriate size (modular, standard, queen, engineer or modular queen); color should be consistent with the existing context and light colored brick should be used sparingly as an accent.
- B. Stone and Cast Stone – dressed and undressed stone are appropriate.
- C. Stucco – should be used sparingly as an accent; it should not be used for trim work or detailing.

4.6.4.8. Exterior Façade – Visible Attachments

Acceptable visible attachment (chimney, flues, decks, balconies, signs, awnings, railings) finish materials are:

- A. Chimney – brick, stucco, stone and/or cast stone.
- B. Chimney Caps – copper or vitrified clay.
- C. Flues – stainless steel, manufacturer painted metal, copper or clay.
- D. Decks – wood and/or synthetic wood product with color characteristics in keeping with Architectural Design Style.
- E. Signs – wood (painted or unpainted), manufacturer painted metal, stainless steel or copper.
- F. Awnings – canvas membrane with painted light metal frame, painted metal, stainless steel or copper.
- G. Railings and Fencing – painted metal, brick or ornamental iron. Wood may be used if stained or painted in an earth-tone color. Chain link fencing shall not be allowed. Fences and walls may extend to the property line.

4.6.4.9. Exterior Façade – Roof Finish Materials

Acceptable visible roof finish materials are:

- A. Roofs and Overhangs – copper, slate, synthetic slate, gold leaf, manufacturer painted metal shingles and/or standing seam manufacturer painted roofs with color characteristics in keeping with the Architectural Design Style.
- B. Gutter and Downspout Systems – copper and manufacturer painted metal with color characteristics in keeping with the Architectural Design Style.

4.6.4.10. Exterior Façade – Opening Finish Materials

Acceptable visible opening finish materials are:

- A. Windows – manufacturer painted aluminum, metal or wood with clear glass or stained glass.
- B. Shutters – painted wood or synthetic composite (no vinyl) in a louvered or paneled style.
- C. Doors and Garage Doors – painted aluminum, metal, wood or composite wood.
- D. Storefronts – manufacturer painted aluminum, metal or wood.

4.6.4.11. Exterior Façade – Visible Configuration Elements

Acceptable visible configuration exterior façade elements are:

- A. Brick – shall not exceed a projection over one (1) inch in any single course.

- B. Stone and Cast Stone – stone rustification at the base of the building or as accents around main entrances; stone accents and trim are appropriate.
- C. Stucco – painted smooth sand finish is appropriate; other finish types must be approved by the Architectural Review Board. The stucco must be cement type.
- D. Chimney – simple forms with articulation at the top are preferred. Chimneys may be used to screen ventilation piping.
- E. Chimney Caps – may be used to screen ventilation piping.
- F. Signs – shall be either suspended from the façade by a painted light metal frame or attached directly to the façade and not project more than four (4) inches from the adjacent surface.
- G. Awnings – shall match the existing half dome awnings when facing on Main Street or shall be rectangular in shape. Awnings not fronting Main Street shall be rectangular in shape without sides or bottom soffit panels.
- H. Railings and Fencing – shall consist of top rails and bottom rails with clearance beneath the bottom rail. Rails shall be centered on the support balusters.
- I. Balconies – shall be located a minimum of twelve (12) feet above the grade or sidewalk below. Supporting brackets are preferred. Cantilevered balconies shall not project more than three (3) feet.
- J. Storefronts and Signage – shall be gloss finish.
- K. Address and Postal Numbers – both the principal façade and the rear or alley facing façade shall bear the numbers. Numbers shall comply with local fire and emergency authorities' requirements for height but shall conform to the color and style defined herein.
- L. General Building Utility Service Meters and Equipment – shall be located on rear of the buildings. HVAC, satellite dishes, hot tubs, and the like shall be located in the rear side of the building and screened from sight. Overhead service of any utility or future service is not allowed.
- M. Multiple Buildings – sites containing multiple buildings or structures shall have a cohesive design vernacular including materials and proportions.
- N. Trash Containers – shall be located in permanent enclosures screening them from site.
- O. Sloped Roofs – visible from street level shall be sloped at an angle of 6:12 or greater. Canopy and porch roofs may have slopes less than, equal to or greater than 6:12.
- P. Flat Roofs – shall be screened from view by parapet walls.
- Q. Parapet Walls – shall not have crenulations.

- R. Arched Roofs – all types shall be permitted.
- S. Eaves – those with less than one (1) foot of overhang shall be permitted to be enclosed; those with more than one (1) foot shall have either exposed rafters or be enclosed with exposed supporting brackets. Eaves shall be continuous.
- T. Gutters and Downspouts – Gutters shall match the profile of the soffits. Half-round gutters are permitted. Downspouts shall connect to horizontal leaders and piped underground away from all building structures and either connected to the city storm water system or dispense into a landscaped area designed to handle the storm water runoff.
- U. Roof Penetrations – shall not be visible from the street level.
- V. Ancillary Roofs – shall not be less than 3:12 roof slope.
- W. Dormers – shall not be located within three (3) feet from a side building wall. They shall be habitable. The window side of the dormer shall be configured to allow the window to fill the wall front with the exception of trim and gable front above the window.
- X. Windows – shall not be flush mounted to the exterior or interior. Multiple window configurations shall have a four (4) inch minimum post separating the window units. Transoms shall be vertically proportioned panes of glass and oriented horizontally over the opening below.
- Y. Window Muntins – shall be true divided panes or simulated divided panes with dividers permanently fixed to the interior and exterior window surfaces. Proportion of the panes shall be similar throughout the building
- Z. Shutters – shall be proportioned to match the adjoining openings.
- AA. All Colors – shall be selected to meet the color guidelines as outlined by the City Architectural Review Board including:
 - 1. Use colors to tie together the entire building front by considering the building as a whole, and then decide which details to emphasize, avoid colors that visually split the upper floors from the lower floor, and using the same color on the same architectural elements (i.e. window frames) can reinforce the patterns which tie together the building.
 - 2. When choosing a color, consider the context of major colors on the surrounding buildings such as the commonality of brick and masonry colors in Uptown, muted and compatible tones to characterize a building and the avoidance of bright high-intensity colors.
- BB. Utility Lines – shall be underground.

4.6.4.12. Signage

Signs within the Uptown Greenwood Overlay District shall be designed not to detract from the character of the district. The following provisions are established for the identification of land uses.

- A. Freestanding Signs – one (1) freestanding sign per location provided:
 - 1. The sign shall not be larger than 50 square feet in sign area.
 - 2. The maximum height of the sign shall not exceed ten (10) feet.
 - 3. The sign must be a monument (ground mounted) sign.
 - 4. The sign must contain no more than two (2) colors not including black or white.
- B. Wall Signs – wall signs are allowed provided:
 - 1. One (1) wall sign shall be allowed per location or one (1) wall sign per building frontage, whichever is greater.
 - 2. The sign shall not be larger than one (1) square foot of building frontage not to exceed 50 square feet.
 - 3. Signs may be wall mounted or projecting signs. Wall mounted signs shall project no more than 15 inches from the wall. Projecting signs may project up to four (4) feet away from the building if the sign is placed no lower than ten (10) feet nor higher than 15 feet from the streetside sidewalk.
 - 4. Murals shall not be allowed as a wall sign.
- C. Window Signs – window signs shall not exceed more than 20% of the gross window area and shall not include windows above the ground level.
- D. Portable Signs – portable signs are allowed provided:
 - 1. One (1) sign shall be allowed per location.
 - 2. The sign shall not exceed 16 square feet on one side.
 - 3. The sign shall be used for the display of specials such as menu boards.
 - 4. The signs shall be removed from view at the close of business daily.
 - 5. The sign shall be allowed for a period of 30 days and may be granted up to 12 times within a calendar year for the same location. The permit fee shall be \$20.00.
- E. Open Signs – open signs are allowed provided:
 - 1. One (1) open sign shall be allowed per location.

2. The sign shall not exceed three (3) square feet in size.
 3. The sign shall not utilize more than two (2) colors inclusive of white.
 4. Neon lighting may be utilized in an open sign.
 5. Open signs shall not blink, flash, rotate, scroll or animate.
- F. Menu Boards – menu boards shall conform to the following standards:
1. One (1) menu board per location shall be allowed to businesses participating in the sale of food or beverages. No other type of additional wall signage shall be allowed.
 2. Menu boards shall not exceed eight (8) square feet in total size.
 3. Menu boards shall be affixed to the façade of the structure and shall not be freestanding.
- G. Sign Standards – all signs shall conform to the following standards:
1. Signs shall not blink, flash, rotate, scroll, or animate unless established prior to October 1, 2006.
 2. Signs (other than open signs) shall not utilize colored lighting for internal or external illumination.
 3. Signs (other than open signs) shall not utilize neon lighting.

4.6.4.13. Maintenance

All undeveloped land or parcels after demolition of a structure in the Uptown Greenwood Overlay District shall be maintained with sod or other permanent groundcover as determined by the Board of Architectural Review.

ARTICLE 7. O-GV – OLD GREENWOOD VILLAGE HISTORIC OVERLAY DISTRICT**4.7.1. Purpose**

The purpose of the Old Greenwood Village Historic Overlay District (O-GV) is to be compatible with general historic planning for the City of Greenwood in an effort to complement the character and charm of the surrounding residential neighborhoods. The goals are to:

- Protect and conserve areas, individual structures and sites having special historic or cultural significance;
- Encourage new development and redevelopment that is in character with the existing development in the District;
- Prevent encroachment by uses, structures and site development features that are incompatible with the appearance, cultural and historic significance of the District; and
- Prevent encroachment by uses, structures and site development features that are incompatible with the needs of the predominantly residential neighborhood.

4.7.2. Area Designation

The Old Greenwood Village Historic Overlay District is delineated on the Official Zoning Maps for Greenwood County.

4.7.3. Underlying Regulations**4.7.3.1. Zoning**

The use and development on any land or structures within the designated Old Greenwood Village Historic Overlay District shall comply with regulations applicable to the underlying zoning districts, as well as the requirements of this Article, if applicable. All regulations of the underlying zoning district as provided in this Ordinance shall apply except when modified, eliminated, superseded, or additional regulations added by the provisions of this Article.

4.7.3.2. Parking

Parking shall be required and designed based on the use as required within *Chapter 6, Article 1* of the City of Greenwood Zoning Ordinance. Parking for non-residential uses shall be provided within the rear of the lot on an approved paved surface.

4.7.3.3. Landscaping

Any commercial parking provided shall meet the design standards of *Chapter 6, Article 2: Landscaping*.

4.7.4. Development Standards

In the review of site design for particular structures by the Board of Architectural Review, any changes to uses, structures and sites in the Old Greenwood Village Historic Overlay District should consider the predominantly single family residential use and visual identity of the District. Uses that foster historic preservation should be encouraged. Uses that create traffic, parking demands and noise during day time business hours (9:00 am to 6:00 pm) should be avoided.

All residential and commercial structures shall be designed in a residential character to blend into the existing neighborhood as approved by the City of Greenwood Board of Architectural Review.

Any construction, building or demolition permits must be issued through a Certificate of Appropriateness by the Greenwood City Board of Architectural Review.

4.7.4.1. Architectural Design Style

The Architectural Design Style for the O-GV is a residential design vernacular found between 1910 and 1940. The style of architecture found during this period represents the style most common to buildings of the O-GV. This design vernacular allows for individuality while promoting the purpose of the O-GV as defined in *Article 4.7.1.*

4.7.4.2. Interior Design Standards

No structure shall be renovated or designed to accommodate more than one (1) family unit at any given time.

4.7.4.3. Signage

Signs shall be developed with the overall context of the building and of the area in mind and shall be compatible with the architectural character of the District. Sign materials shall be compatible with building façade materials and coordinated with the overall façade composition. Signs shall appear to be subordinate to the overall building composition and shall be in proportion to the building.

A. Freestanding Signs – one (1) freestanding sign per location provided:

1. The sign shall not be larger than 15 square feet in sign area.
2. The maximum height of the sign shall not exceed four (4) feet.
3. The sign must be a monument (ground mounted) sign.
4. Shall not be internally lit.
5. Freestanding signs shall be appropriately sized in relation to placement on the lot and in proportion to the building.

B. Wall Signs – wall signs are allowed provided:

1. One (1) wall sign shall be allowed per location or one (1) wall sign per building frontage, whichever is greater.
2. The sign shall not be larger than one (1) square foot for every two (2) feet of building frontage not to exceed ten (10) square feet.
3. Wall signs must be wall mounted. Wall mounted signs shall project no more than four (4) inches from the wall.

4. Murals shall not be allowed as a wall sign.
5. Wall signs must be of a composition, color and design that contrasts with the building.
6. Wall signs shall not obscure any architectural details of the building.
7. Wall signs shall be placed no higher on the building than the top of the first story of such building.

C. Sign Standards – all signs shall conform to the following standards:

1. Signs shall not blink, flash, scroll, or animate, and shall not have any moving parts.
2. Signs shall not utilize colored lighting for internal or external illumination.
3. Signs shall not utilize neon lighting.
4. Banners or other temporary signs shall not be allowed, except that signs smaller than six (6) square feet may be erected to indicate that a property is for sale.
5. Signs must contain no more than two (2) contrasting colors not including black or white.
6. Sign lights shall not cast a light pattern onto a residential building and shall not add emit glare onto public rights-of-way.

4.7.4.4. Site Orientation Standards for New Construction, Additions & Relocations

The design for all buildings should meet the standards in the following chart:

District	Maximum		Minimum		Minimum Setbacks		
	Building Coverage	Building Height	Site Area	Lot Width	Front*	Side	Rear
- GV	75%	35 ft	6,000 sq ft	50 ft	30 ft	7.5 ft	15 ft

**The Front of the lot shall be determined as facing the higher order street (i.e. Cambridge Avenue)*

The following site orientation guidelines shall apply to all new construction, additions and relocations in the District. As used herein, “site orientation” shall mean and refer to the rhythm of setback, spacing, mass, scale, height and width.

- A. Rhythm of Setback and Spacing – Setback is defined generally as the area between the front wall of the primary building and property line at the street. An overall rhythm is established along a street if the primary buildings have similar setbacks. That line shall be respected. Spacing refers to the side yard distances between buildings. Consistent spacing between buildings helps to establish an overall rhythm along a street. Spacing shall likewise be respected on all relocations, additions and new construction. The site orientation for garages and storage buildings in the District has historically been at the rear and to the side of the property at the lot lines. This configuration shall continue to be appropriate for such buildings in the District.

- B. Mass and Scale – Mass refers to the overall bulk of a building. Scale relates to the relationship of the size of a building to adjacent buildings and of a building to its site. New construction, additions and relocations visible from a public right-of-way shall respect the scale and mass of existing historic residential structures on the block and adjacent blocks.
- C. Height and Width – Height and width also create scale. Relocations, additions and new construction shall respect the average height and width of existing historic residential structures on the block and adjacent blocks.

4.7.4.5. Standards for Rehabilitation of and Additions to Existing Buildings

The following guidelines shall apply to work done on any existing building in the Old Greenwood Village Historic Overlay District:

- A. Additions – Additions shall be clearly compatible in character with and shall clearly not overpower the existing building.
- B. Landscaping – Landscaping shall be provided as set forth in *Chapter 6, Article 2* of the City of Greenwood Zoning Ordinance.
- C. Materials – Original materials shall be maintained, retained, and/or reused when possible. When necessary, original materials shall be replaced with same or similar materials that convey the same visual appearance.
- D. Patios and Decks – Patios and decks can be constructed in areas where they are not visible, or are shielded from view, from the public right-of-way, but they shall not obscure or require the removal of significant architectural features from the building.
- E. Porches and Entrances – Porches and entrances are the primary focal points of historic buildings and help define the style of the primary building. Porches and entrances that can be seen from a public right-of-way shall not be changed in a manner that would adversely change the overall character or visual appearance of the primary building.
- F. Roofs – The existing roof line and the architectural features that give the roof its essential character should be preserved. Fireplaces, chimneys, skylights and other elements that contribute to the style and character of the primary building should be retained. Replacement roofing materials shall be visually compatible with those used on other structures within the district.
- G. Windows/Doors – Original windows and doors should be repaired, reused, and/or retained when possible. Replacement windows and doors shall be compatible with the character of the primary building and be the same size as those being replaced so they will match the openings and fit securely.

4.7.4.6. Standards for New Construction

In addition to the above site orientation, addition and rehabilitation guidelines, the following guidelines shall apply to all new construction in the Old Greenwood Village Historic Overlay District.

- A. Design – New construction shall be comparable to and compatible with existing buildings, if any, on the construction site, and existing buildings on the block. New construction shall be of the appropriate style and period of existing buildings on the block and in the District. New construction shall respect the site orientation of existing buildings on the block. New construction shall orient its façade in the same direction as existing buildings on the block.
- B. Roof – In general, the roof pitch of historic buildings is an important architectural feature. When designing and building new construction, the character of roof types and pitches on existing buildings on the block and in the District shall be respected. Roof design, materials, textures and orientation shall be consistent with existing buildings in the District. Roofing materials shall be visually compatible with those used on other buildings in the District.
- C. Windows/Doors – Windows are important to the visual identity of the District. The patterns of and the rhythm and ratio of walls to windows and doors of new construction shall relate to and be compatible with existing buildings in the District. The size and proportion (ratio of width to height) of window and door openings of the primary building shall be similar to and compatible with those of existing buildings on the block. Windows and doors shall be typical of the style and period of the new construction and compatible with existing buildings on the block.

4.7.4.7. Standards for Commercial Construction and Rehabilitation of Existing Buildings

In addition to the above site orientation, addition and rehabilitation, and new construction guidelines, the following guidelines for any new commercial construction or rehabilitation of existing buildings for commercial use shall apply:

- A. Orientation – Commercial buildings shall be screened from adjacent residential properties by the use of walls and fences in conjunction with berms, trees, shrubs, and/or other plants of a height and type appropriate to reduce the visual impact of such commercial buildings on adjacent residential buildings and existing residential buildings on the block.
- B. Mechanical Equipment and Service Areas – Loading and service entrances and trash containers shall be located at the rear of buildings. Such areas shall be screened to the greatest extent possible from public rights-of-way, sidewalks and adjacent properties. Mechanical, electrical and plumbing systems shall be concealed from view from the public right-of-way and sidewalk. If such equipment cannot be concealed, its visual impact shall be minimized to the greatest extent possible. Rooftop equipment shall be located where it cannot be seen, or it shall be screened so that it is not visible, from the public right-of-way. Utility connections and service boxes shall be located at the rear or on secondary walls rather than primary facades.
- C. Parking – Historic buildings shall not be demolished to provide areas for parking. If a new parking area is necessary, it shall be designed so as to complement the view from the public right-of-way. Parking areas for non-residential uses shall be built to the rear of the building.

- D. Lighting – Exterior lighting shall highlight building elements, signs or other distinctive features rather than attract attention to the light fixture itself. Exterior building lighting shall be appropriate to the building's architectural style.

4.7.4.8. Standards for Demolition and Removal

When a building is demolished or removed, it is gone forever. The purpose of historic zoning is to protect historic properties. The demolition or removal of a building which contributes historically or architecturally to the character of the District shall be avoided.

- A. Demolition and Removal Not Allowed – Demolition or removal of a building in the District shall not be permitted under the following circumstances:
1. The building proposed for demolition or removal is historically significant or is of architectural or historic interest;
 2. The building contributes significantly to the historic character of the District and demolition or removal would create a detrimental view or adversely affect the existing buildings in the District;
 3. The demolition or removal of the building would be detrimental to the public interest;
 4. The building is of an old, unusual or uncommon design that could not be reproduced without great difficulty and expense; or
 5. The proposed replacement would not have a positive visual effect or be compatible with existing buildings on the block and would not respect the historic character and site orientation of the existing buildings on the block.
- B. Criteria for Demolition or Removal – Demolition or removal of an existing building shall be permitted if such demolition or removal has been ordered by the appropriate department of the City of Greenwood for reasons of public health and safety. With the consideration and approval of the Board of Architectural Review, demolition or removal can be allowed under any of the following conditions:
1. The demolition or removal request is for a garage, addition or building that is not the primary building and the demolition of said building will not adversely affect the primary façade; or
 2. The building has lost its original architectural integrity or does not preserve or contribute to the historic character of the District.

4.7.4.9. Standards for Relocation

The following guidelines shall apply to the relocation of buildings within the Old Greenwood Village Historic Overlay District and into the District from a location outside the boundaries of the District. A building may be moved to a site within the District under the following conditions:

- A. The building is seriously threatened at its original location;

- B. The integrity and structural soundness of the building will be maintained; and
- C. The building will be compatible with the overall character, visual appearance and site orientation of existing buildings on the block at the new location. Any relocated building in the District shall be rehabilitated (i.e. repaired and/or remodeled) in accordance with the applicable sections of these guidelines so as to retain the original character and architectural details, design and materials of the building. All applicable guidelines, including site orientation of the block at the new location, shall apply to such relocation and rehabilitation.

4.7.4.10. Accessory Uses

No accessory uses shall be allowed.

4.7.4.11. Accessory Structures

- A. Accessory Buildings – Only one (1) accessory building or portable structure/building shall be allowed per lot not to exceed 600 square feet. Accessory structures shall meet the design standards set forth herein and be allowed through a Certificate of Appropriateness from the Board of Architectural Review.
- B. Fences and Walls – Fences and walls shall be constructed of a permanent material such as masonry, brick, wrought iron, wood or chain link (brown, green or black only). Chain link fencing shall not be allowed in the front yard. Fences and walls may extend to the property line.
- C. Permanent Structures – All land uses must be housed in a permanent structure as defined by the International Building Code and subject to review and approval of the Architectural Review Board.
- D. Dumpsters and Trash Receptacles – Dumpsters for non-residential uses shall be screened as provided in *Chapter 6, Article 9* of the City of Greenwood Zoning Ordinance. Residential and non-residential dumpsters and trash receptacles shall not be viewable from the front of the property.

4.7.4.12. Permitted Uses Allowed

There are no additional permitted uses allowed in the Old Greenwood Village Historic Overlay District.

4.7.4.13. Churches and Eleemosynary Establishments

For review of plans for construction, reconstruction, additions or demolition, the BAR may consider financial burden during the review procedures for churches and other eleemosynary establishments.

ARTICLE 8. O-GNR – NATIONAL REGISTER OF HISTORIC PLACES OVERLAY DISTRICT**4.8.1. Purpose**

The purpose of the Greenwood National Register of Historic Places Overlay District (O-GNR) is to provide a minimum level of protection from demolition for those places still existing in the City of Greenwood that are deemed to be of national historic significance and worthy of preservation, and to be compatible with general historic planning for the City of Greenwood.

- Protect and conserve areas, individual structures and sites having special historic or cultural significance and that have been recognized as such by placement on the National Register of Historic Places.

4.8.2. Area Designation

The Greenwood National Register of Historic Places Overlay District is delineated on the Official Zoning Maps for Greenwood County.

4.8.3. Underlying Regulations**4.8.3.1. Zoning**

The use and development of any land or structures within the designated Greenwood National Register of Historic Places Overlay District shall comply with regulations applicable to the underlying zoning districts, as well as the requirements of this Article, if applicable. All regulations of the underlying zoning district as provided in this Ordinance shall apply except when modified, eliminated, superseded, or additional regulations added by the provisions of this Article.

4.8.4. Standards for Demolition and Removal

Buildings, other structure such as boundary walls, grave markers and the like as well as locations on which they reside that have been placed on the National Register of Historic Places are by definition worthy of preservation and protection. When a building is demolished or removed, it is gone forever. The demolition or removal of any building or other structure included in this overlay should be avoided.

4.8.4.1. Criteria for Demolition or Removal

Demolition or removal of an existing building or other structure shall require a Certificate of Appropriateness issued by the City of Greenwood Board of Architectural Review, along with a bond provided to the City of Greenwood in an amount totaling 125% of the total cost of demolition based on a cost estimate provided by the applicant and approved by the City of Greenwood Building Official. With the consideration and approval of the Board of Architectural Review, demolition or removal may be allowed under any of the following conditions:

- A. The Board may issue a Certificate if demolition or removal has been ordered by the appropriate department of the City of Greenwood for reasons of public health and safety;

- B. The demolition or removal request is for a garage, addition or building that is not the primary building and the demolition of said building will not adversely affect the primary façade; or
- C. The building or other structure has lost its original architectural integrity or does not preserve or contribute to the historic character of the property.